172.0	0012	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,100 / 784,100
					USE VALUE:	784,100 / 784,100
					ASSESSED:	784,100 / 784,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ELY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHICARELLO JOHN B III & CAROL		
Owner 2:			
Owner 3:			
Street 1:	15 ELY ROAD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CHICARELLO JOHN B III -
Owner 2:	-
Street 1:	15 ELY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1978, having primarily Clapboard Exterior and 1784 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	364,100		420,000	784,100
Total Card	0.138	364,100		420,000	784,100
Total Parcel	0.138	364,100		420,000	784,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.52 | /Parcel: 439.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114708
GIS Ref	
GIS Ref	
Insp Date	10/27/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0012-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,100	0	6,000.	420,000	784,100	784,100	Year End Roll	12/18/2019
2019	101	FV	270,200	0	6,000.	414,000	684,200	684,200	Year End Roll	1/3/2019
2018	101	FV	270,200	0	6,000.	318,000	588,200	588,200	Year End Roll	12/20/2017
2017	101	FV	270,200	0	6,000.	300,000	570,200	570,200	Year End Roll	1/3/2017
2016	101	FV	270,200	0	6,000.	276,000	546,200	546,200	Year End	1/4/2016
2015	101	FV	263,400	0	6,000.	258,000	521,400	521,400	Year End Roll	12/11/2014
2014	101	FV	263,400	0	6,000.	237,600	501,000	501,000	Year End Roll	12/16/2013
2013	101	FV	263,400	0	6,000.	237,600	501,000	501,000		12/13/2012

!13390!

PRINT

Date	Time
12/11/20	03:21:26

LAST REV

Date	Time
03/03/20	09:56:17
danam	
13390	

USER DEFINED

Prior Id # 1:	114708
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHICARELLO JOHN	63099-382		12/23/2013	Convenience	1	No	No		
	13594-412		11/29/1978		66,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2019	1869	Det. Gar	60,000	O				
7/28/2011	767	Redo Bat	21,700					GUT REHAB
7/22/2010	864	Redo Kit	46,621					& REDO BATH
10/1/2004	957	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2012	Info Fm Prmt	BR	B Rossignol
10/27/2008	Meas/Inspect	163	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 420,000	Spl Credit		Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1978	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23856497
Const Adj.:	0.99989998
Adj $ / SQ:	167.190
Other Features:	89250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428332
Depreciation:	64250
Depreciated Total:	364083

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

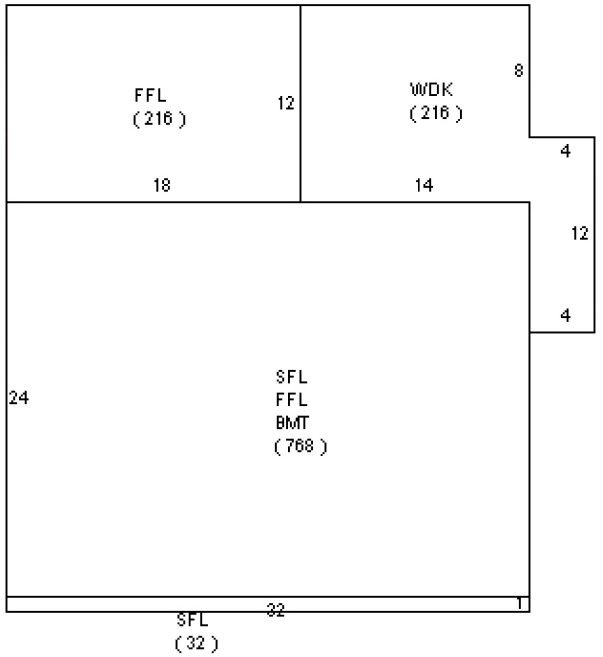
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.19
Special Features:	0	Val/Su Net:	131.54
Final Total:	364100	Val/Su SzAd	204.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	167.190	164,515
SFL	Second Floor	800	167.190	133,752
BMT	Basement	768	50.160	38,520
WDK	Deck	216	10.630	2,296

Net Sketched Area:	2,768	Total:	339,083
Size Ad	1784	Gross Are	2768	FinArea	1784
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0012-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	